

Greenbriar Town Center LCI Implementation *Update*

November 12, 2003

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Project Web Site¹:

<http://www.atlantaga.gov>

Go to "Government / City"

Go to "Department of Planning and Community Development"

Go to "Bureau of Planning"

Go to "Greenbriar Town Center LCI"

Project Manager:

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1. Modifications to SPI

Additional information has caused us to unilaterally alter the subarea boundaries in the southern portion of the SPI district. Portions of the very southern area of the district, on both sides of I-285, are located in the 100-year flood plain. In addition, to the west of I-285, there are existing wetlands that merit protection. These areas were designated on the 10-October subarea map as Subarea 5: Medium Density Residential (MR). They are not appropriate for multifamily residential development, and have been dropped from the SPI area. They will remain with their current zoning, which is primarily single family residential.

To maintain a balance with the Neighborhood Center (Subarea 2, NCR) node at Hogan and Stone Hogan Road, a portion of the area previously designated NCR was redesignated as MR.

In addition, another SPI has made it into the legislative queue before ours, so we will actually be SPI-20, not SPI-19.

¹ Note that this has changed!!

2. Proposed modifications

A community member suggested including requirements for façade materials throughout the SPI district. The suggested text follows:

16-18S.<XXX> Façade Material

Building façade materials shall consist of the following:

1. Single and two-family: All exterior facades shall be brick, - wood, or hardiplank, (cementitious siding)
2. Multi-family and non-residential:
 - a) All exterior facades adjacent to a public street shall be brick, stone, cast stone, or true stucco.
 - b) All exterior facades not adjacent to a public street shall be brick, stone, cast stone, true stucco, concrete masonry units, split-faced concrete, or split-faced block.

This is acceptable to the staff at the Bureau of Planning, particularly because the Greenbriar LCI plan calls for control of façade materials, and because this particular text has been included in the zoning ordinance previously without challenge. However, if you have any concerns or comments, please let us know as soon as possible. If we hear no comments, we will include this text in the SPI ordinance.

3. Approval schedule update

Draft D of the SPI text with the updated map (see #1 above) was given to NPU's P and R at their regular November meetings for their review. A deadline of Friday, November 14th was asked for comments; this is necessary in order to incorporate any changes, make necessary notifications, and because the Thanksgiving holiday falls at the end of this month.

Draft E with any map changes will be presented to the NPU's for their approval at their regular December meetings. We will make Draft E available on-line on the project web site in advance.

4. Legislation

Councilmember Jim Maddox will introduce the Greenbriar SPI legislation as a personal paper in the full Council, where it will be referred to the Zoning Review Board (ZRB). Following ZRB approval, the paper will then go to the Zoning Committee of the Council, and then to the full Council for approval.

5. Sign ordinance

We agreed that a small task team will meet to discuss Greenbriar-specific additions to the sign ordinance. With the holidays coming up, and the need for the project manager to become an expert on the sign ordinance, we should plan to meet starting in the beginning of the new year. Thursday, January 12th is the proposed first meeting date.

To date, the following community members have agreed to be on the sign ordinance task team:

Linda Jennings
Yvonne Jackson
Charles Bryant
J. Ashford
Vassey Jackson

If you would like to take part in this effort (2-3 evening meetings), please let Bill Dunkley know as soon as possible.

6. Development Review Committee (DRC)

At our last meeting, we proposed that the following organizations have representation on the Greenbriar SPI Development Review Committee:

- (1) Representative from NPU P
- (1) Representative from NPU R
- (1) Representative from Continental Colony Community Association
- (1) Representative from Bonnybrook Neighborhood Association
- (1) Representative from Kings Forest Community Club
- (1) Representative from Meadowbrook Forest Community Association
- (1) Representative from the Greenbriar Mall Merchant Association or other local business organization.

In checking the meeting attendance sheets, there were no other community or business associations represented. However, ***if you would like to propose representation by an organization not listed above, please contact Bill Dunkley as soon as possible.***